

Planning Board Agenda  
Wednesday March 20, 2019  
Town Council Chambers - Town Hall  
125 Main Street  
7:00 P.M.

1. Continued from January 9, 2019 – a further continuance to May 15, 2019 is requested: Master Plan review of a major commercial land development at **5865 Post Road**, being Assessors Map 45-11, Lots 10 and 22. Project site currently contains a commercial enterprise (Anderson Ski and Dive) and a new roughly 6,000 square foot commercial building is now also proposed. Proposed use is a craft brewery. Property is zoned CH, Commercial Highway and is approximately 1.79 acres in size. Property Applicant is John Holmänder dba Pilot Properties, LLC and the property is owned by Pilot Properties.
2. Continued from March 6: Master Plan review of a project that meets the definition of a Major Land Development. Applicant is NuGen Capital Management, LLC and the owner is Briggs Drive Associates. Location is **10 Briggs Drive**, (former Bostitch building) being Assessor's Map 36, Plat 16E, Lot 36. Project involves installation of a major roof-top solar energy system which requires a special use permit from the Zoning Board of Review.
3. Preliminary Plan Review with required public hearing on a proposed major subdivision at the end of Princess Pine Drive off Taggart Court. Applicant/Owner is GSA Properties, LLC and the project was previously called "Princess Pines Subdivision," and then "Frenchtown Highlands." Project name is now "**Highland Woods**." Project calls for 25 new lots on the roughly 79 acre parcel located at Map 7, Plat 19, Lots 12 and 156 with five off-site deed-restricted affordable units to be provided per the Town's Inclusionary Zoning code. Proposed project site is at the extreme southwest edge of Town abutting the towns of West Greenwich and Exeter. Property is zoned F-2, Farm with a two acre lot size minimum. In addition to the extension of Princess Pine Drive, two other new roads would be constructed and Tipping Rock Drive would be extended from the north to connect with Princess Pine Drive.

4. Proposed re-approval of the Preliminary Plan for **15 Castle Street**, being Assessor's Map 85, Plat 1, Lot 118 – currently under development as a 9-unit residential project. The site is roughly 32,000 square feet in area and is now owned by **East Greenwich Cove Builders LLC**. The project received Final Approval in November, 2018 and construction began but changes to the landscaping plan – including removal of existing vegetation and alteration of stone walls – occurred and necessitated a plan revision. The changes described are considered major by definition in the regulations and thus a new public hearing on the plan is required.

5. Minutes: The Board is asked to review and approve minutes of the 4/4/18 meeting and the 3/6/19 meeting.

Adjourn.

Posted: March 15, 2019